



## Arlington Conservation Commission

**Date:** Thursday, November 21, 2024

**Time:** 7:00 PM

**Location:** Conducted by Remote Participation.

Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page. This meeting will be conducted in a remote format consistent with Chapter 2 of the Acts of 2023, which further extends certain COVID-19 measures regarding remote participation in public meetings until March 31, 2025. Please note: Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This agenda includes those matters which can be reasonably anticipated to be discussed at the meeting.

### Agenda

1. Administrative
  - a. Review Meeting Minutes.
  - b. Correspondence Received.  
All correspondence is available to the public. For a full list, contact the Conservation Agent at [concomm@town.arlington.ma.us](mailto:concomm@town.arlington.ma.us).
  - c. Administrative Report.
2. Discussion
  - a. Enforcement Order: 335 Mystic Street.
  - b. Enforcement Order: 66-66R Dudley Street/993 Massachusetts Avenue.  
The Commission expects this discussion to be continued to the meeting of December 5, 2024.
  - c. Certificate of Compliance Request: 1165R Massachusetts Avenue.
  - d. Water Bodies Working Group.
  - e. Tree Committee Update.
  - f. CPA Committee Liaison.  
Vote for Urban Wilds Initiative Letter of Support.
  - g. Park & Recreation Commission Liaison.  
Attendance policy update.

h. Symmes Conservation Restriction.

3. Hearings

**DEP #091-0356: Notice of Intent: Thorndike Place (Continued from 11/07/2024).**

DEP #091-0356: Notice of Intent: Thorndike Place (Continued from 11/07/2024).

The Conservation Commission will hold a public hearing under the Wetlands Protection Act to consider a Notice of Intent for the construction of Thorndike Place, a multifamily development on Dorothy Road in Arlington. Areas proposed to be altered include Buffer Zone to Bordering Vegetated Wetland and Bordering Land Subject to Flooding associated with Alewife Brook.

The Commission expects this hearing to be continued to the meeting of December 5, 2024.



## Town of Arlington, Massachusetts

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### Administrative Report.

#### Summary:

Administrative Report.

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Administrative_Report_11212024.pdf	Administrative Report 11212024



TOWN OF ARLINGTON  
MASSACHUSETTS  
CONSERVATION COMMISSION

## **Administrative Report**

### *Urban Wilds Initiative*

As part of a FY26 CPA application, the Department of Planning and Community Development requests permission from the Conservation Commission to conduct the proposed Urban Wilds Initiative on Commission owned properties. The Initiative seeks to conduct a landscape ecological analysis of the Commission's properties, including their locations, proximity and connectivity, plant and pollinator communities, and surrounding land use. This information will inform design of the spaces to promote the sites' ecological integrity. Designs will focus on appropriate native and climate resilient plantings that foster biodiversity and will promote passive recreational activities with elements like benches and paths where appropriate. Depending on the availability of funds, the Initiative will seek to improve one or more sites in the first year following a CPA award. The CPA proposal seeks \$50,000 to launch the initiative.

Effective management strategies will be suggested, in line with the Public Land Management Plan, and volunteer stewards recruited for each improved site. This effort will dovetail with the Commission's existing Land Stewards program.

The Initiative would identify Commission properties as Urban Wilds and develop a visual identity for labeling and educating about the value of the sites. Other parcels, including Town-owned vacant lots and privately held yards, may be incorporated in the future. To this end, the Initiative seeks to create administrative, financial, and programmatic frameworks to ensure the sustainable management of urban wilds. The benefit to the Commission is addressing the longstanding problem of the Commission's unfunded mandate to care for properties in its portfolio.

If the Commission is agreeable to this proposal, DPCD also requests a letter of support for the final CPA application.

### *Fishing Line Working Group*

Owing to [recent events](#) in which at least two birds were harmed by carelessly discarded fishing tackle, Save Arlington Wildlife has requested that the Town revisit the work of a previous working group that investigated the issue and reported findings to the Park & Recreation Commission. Recreation Director Natasha Waden has agreed to review the working group's past findings and to report to Park & Rec for follow-up. Conservation Agent David Morgan will discuss opportunities for the Conservation Commission's involvement with Director Waden.



## Town of Arlington, Massachusetts

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**Enforcement Order: 335 Mystic Street.**

**Summary:**

Enforcement Order: 335 Mystic Street.

**ATTACHMENTS:**

	Type	File Name	Description
▢	Reference Material	335_Mystic_Street_Enforcement_Order_11082024.pdf	335 Mystic Street Enforcement Order 11082024.pdf
▢	Reference Material	335_Mystic_Street_Site_Visit_Summary_11182024.pdf	335 Mystic Street Site Visit Summary 11182024.pdf



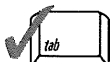
Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 9 – Enforcement Order**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: \_\_\_\_\_

## A. Violation Information

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



This Enforcement Order is issued by:

Arlington  
Conservation Commission (Issuing Authority)

Amended: 11.08.24  
Date

To:

Louise Piazza  
Name of Violator  
335 Mystic Street  
Address

1. Location of Violation:

Property Owner (if different)  
335 Mystic Street  
Street Address  
Arlington  
City/Town  
70-3  
Assessors Map/Plat Number

02474  
Zip Code  
1F  
Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Clearcutting of 8,300± square feet of Floodplain, Buffer Zone, and Adjacent Upland Resource Area associated with Lower Mystic Lake

## B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310 CMR 10.00), because:

- ☒ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative Determination).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 9 – Enforcement Order**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: \_\_\_\_\_

**B. Findings (cont.)**

☐ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

Name \_\_\_\_\_

Dated \_\_\_\_\_

File Number \_\_\_\_\_

Condition number(s) \_\_\_\_\_

☐ The Order of Conditions expired on (date):

\_\_\_\_\_ Date \_\_\_\_\_

☐ The activity violates provisions of the Certificate of Compliance.

☐ The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.

☐ Other (specify):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Order**

The issuing authority hereby orders the following (check all that apply):

- ☒ The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.
- ☒ Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.
- ☒ A restoration plan shall be filed with the issuing authority on or before

11.13.24  
Date

for the following:

Restoration planting and maintenance plan

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 9 – Enforcement Order**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: \_\_\_\_\_

**C. Order (cont.)**

- ☐ Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

\_\_\_\_\_ Date

for the following:

\_\_\_\_\_

No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

- ☒ The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

Install a 12" biodegradable mulch sock for erosion control at the low point of the site along the bank of Lower Mystic Lake. Ensure the sock is maintained and in good condition through April 2025.

Property owner shall attend the November 21, 2024 meeting of the Conservation Commission for further discussion.

\_\_\_\_\_

Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

**D. Appeals/Signatures**

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

David Morgan

\_\_\_\_\_ Name

781.316.3012

\_\_\_\_\_ Phone Number

M/T/W 8 AM - 4 PM, Th 8 AM - 7 PM, F 8 AM - 12 PM

\_\_\_\_\_ Hours/Days Available

Issued by:

Arlington

\_\_\_\_\_ Conservation Commission

Conservation Commission signatures required on following page.





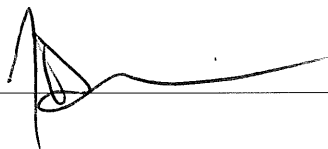
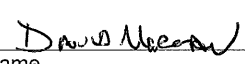
Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
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DEP File Number: \_\_\_\_\_

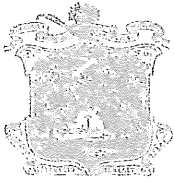
**D. Appeals/Signatures (cont.)**

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	
Signature		Printed Name	

Signature of delivery person or certified mail number \_\_\_\_\_



TOWN OF ARLINGTON  
MASSACHUSETTS  
CONSERVATION COMMISSION

## SITE VISIT SUMMARY

This document serves as a legal notice of the Arlington Conservation Commission's findings on a recent site visit. Questions concerning this notice should be directed to the Arlington Conservation Commission, telephone 781-316-3012

- A. Location of Site Visit: 335 Myrick St
- B. Attendees Present: Susan Chapnick, David Morgan
- C. Date of Site Visit: Enforcement order review
- D. Reason for Site Visit: 11.18.24
- E. Findings: Approx. 8,300 sq. ft. of Buffer Zone / AURA  
clear-cut, including top of Bank + BLSF.  
Approx. 6,000 sq. ft. was Japanese Knotweed,  
remaining area included a sumac grove  
and herbaceous layer. Many invasives found.
- F. Required Actions: ☐ Cease immediately all work on the property  
☐ Call the office to discuss the matter by \_\_\_\_\_  
☒ Attend the 11/21/24 meeting of the Conservation  
Commission to discuss the matter. Call the office for details.  
☐ No action required
- G. Follow-up Site Visit: \_\_\_\_\_

A representative from the Arlington Conservation Commission will conduct a follow-up site visit to ensure continued compliance on or after the date listed above unless you call the office at 781-316-3012 to schedule a specific date and time for the site visit. Please feel free to call the office to discuss the matter.

H. Issuing Agent of the Commission

Signature: [Signature] Date: 11.18.24  
Printed name: **David Morgan, Environmental Planner + Conservation Agent**



## Town of Arlington, Massachusetts

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**Certificate of Compliance Request: 1165R Massachusetts Avenue.**

**Summary:**

Certificate of Compliance Request: 1165R Massachusetts Avenue.

**ATTACHMENTS:**

	Type	File Name	Description
▢	Reference Material	Certificate_of_Compliance_Request_-_1165_Mass_Ave.pdf	Certificate of Compliance Request - 1165 Mass Ave.pdf
▢	Reference Material	1165_Mass_Ave_Site_Visit_Summary_11152024.pdf	1165 Mass Ave Site Visit Summary 11152024.pdf

October 15, 2024  
*Via Electronic Mail*

Town of Arlington  
Planning & Community Development  
Town Hall Annex  
730 Massachusetts Avenue  
Arlington, MA 02476

Attention: David Morgan, Environmental Planner/ Conservation Agent

**RE: Certificate of Compliance  
1163 Massachusetts Avenue  
Arlington, Massachusetts**

Dear Commission Members:

Attached please find a Request for Certificate of Compliance for the on-site work associated with the construction of the Artemis at Arlington Heights at 1157-1163 Massachusetts Avenue & Workbar at 1167 Massachusetts Avenue (all listed on NOI & OOC as 1165R Mass. Ave.) for your review and approval. The work regulated by the Order of Conditions issued for this work was completed in substantial compliance with the approved plans, with no deviations of note and the site is stabilized with permanent impervious surfaces and established vegetation.

We trust that the attachments are sufficient for your current needs and look forward to discussing this with you. Please do not hesitate to contact either of us in the interim with any questions or comments.

Sincerely,

**BOHLER**



Andrew Platt



Randy Miron



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

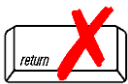
DEP File Number:

091-0331  
Provided by DEP

## A. Project Information

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

1165R Mass MA Property LLC c/o Bohler Engineering MA, LLC

Name

352 Turnpike Road

Mailing Address

Southborough

City/Town

MA

State

01772

Zip Code

(508) 480-9900

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Daniel St. Clair c/o 1165R Mass MA Property LLC

Applicant

October 28, 2021

Dated

091-0331

DEP File Number

3. The project site is located at:

1163 Massachusetts Avenue (formerly 1165R Mass Ave)

Street Address

Arlington

City/Town

57-2

Assessors Map/Plat Number

10.B and 15.D

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Middlesex (South)

County

79496

Book

78

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

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☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

091-0331

Provided by DEP

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

September 16, 2024

*Via Electronic Mail*

Arlington Zoning Board of Appeals  
c/o Claire Ricker, Director, Planning  
and Community Development  
730 Massachusetts Ave.  
Town Hall Annex  
Arlington, MA 02476

**Re: 1165 Massachusetts Avenue  
The Artemis at Arlington Heights Apartments**

Dear Board Members:

Please be advised that based upon biweekly site observations for the Conservation Commission and numerous other site observations throughout construction, review of the approved Site Development Plans dated May 26 and June 11, 2021 and subsequent revisions prepared by our office, discussions with the General Contractor, and as-built survey prepared by Control Point Associates, Inc. dated July 30, 2024, we have determined that the site has been substantially completed in general conformance with the plans approved by the Zoning Board of Appeals in its Comprehensive Permit decision dated September 17, 2021.

Please call us at 508-480-9900 with any questions or comments pertaining to this matter.

Sincerely,

**BOHLER**



Joshua G. Swerling, P.E

Mass. P.E. #41697





1163 (Formerly 1165R) MASSACHUSETTS AVENUE  
Certificate of Compliance Request

**Order of Conditions General Condition 19:**

- a. All work was performed in accordance with the construction period pollution prevention plan and the provisions of the U.S. EPA NPDES General Permit for Construction Stormwater.
- b. All temporary construction related BMPs have been removed from the site. Any known illicit discharges associated with the project have been removed as part of the constructed project. All post-construction stormwater BMPs are installed and the site is fully vegetated and stabilized.
- c. An Operation and Maintenance Plan is included with this request for a Certificate of Compliance. The property owner has made the plan available to the current property manager and any future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d. Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report. The NPDES Multi-Sector General Permit is not applicable to this project.
- e. The landowner shall be responsible for maintaining each stormwater BMP until otherwise legally assigned to another.
- f. The landowner or assignee shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.
- g. An operation and maintenance log shall be maintained as outlined in the Order of Conditions.
- h. All sediment or contaminants removed from the BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i. Illicit discharges are prohibited.
- j. No changes shall be made to the stormwater system without prior written approval of the Town of Arlington Conservation Commission.
- k. Not applicable.
- l. Not applicable.

**Order of Conditions Special Conditions 21-49:**

The conditions are general procedural conditions, or conditions that applied to construction. Conditions requiring further descriptions are listed below.

**Order of Conditions Special Condition 40:**

Catch basin sumps were cleaned at the completion of construction.





1163 (Formerly 1165R) MASSACHUSETTS AVENUE  
Certificate of Compliance Request

**Order of Conditions Special Conditions 43:**

Future tree replacements, if needed, will be submitted to the Commission for approval.

**Order of Conditions Special Condition 44:**

The invasive species management plan is included with this Certificate of Compliance request.

**Order of Conditions Special Condition 47:**

Washed river stone was used for the relocated Ryder Brook channel bottom.

**Order of Conditions Special Condition 50:**

A stormwater installation report is with this request for a Certificate of Compliance.

**Order of Conditions Special Condition 51:**

Training certifications are provided with this request for a Certificate of Compliance.

**Order of Conditions Special Condition 52, Contact Information for Swale Relocation Monitoring and Maintenance:**

Monitoring:

Scott Goddard  
Goddard Consulting, LLC  
291 Main Street, Suite 8  
Northborough, MA 01532  
info@goddardconsultingllc.com  
P. (508) 393-3784

Maintenance:

The Artemis at Arlington Heights  
1163 Massachusetts Ave, Arlington, MA 02476  
(781) 678-7183



1163 (Formerly 1165R) MASSACHUSETTS AVENUE  
Certificate of Compliance Request

**Order of Conditions Special Condition 53, Snow Storage:**

As noted on plan sheet C-301 of the approved plans, excess snow that cannot be stored on-site is to be removed from the site. There is no space adequate for snow storage within the site, so there shall be no storage within 100 feet of resource areas with the exception of small windrows of plowed snow that may be created at the edge of the driveways for which there is no practical or feasible way of removal.

**Order of Conditions Special Condition 54, Fertilizer, Herbicides, and Pest Management:**

A revised O&M plan addressing the conditions of approval is included with this request for a Certificate of Compliance.

**Order of Conditions Special Condition 55:**

Pervious surfaces shown on the project plans shall be maintained and not replaced with impervious surfaces.

**Order of Conditions Special Conditions 56 & 57:**

The deed restrictions are currently being coordinated with the Town of Arlington's legal department.

**Order of Conditions Special Condition 58:**

All mitigation proposed as part of the project will remain in perpetuity.

# **Invasive Species Management Plan**

for  
1165R Massachusetts Avenue  
Arlington, MA

**PREPARED FOR:**

Spaulding and Slye Investments  
1140 19th St NW, Suite 610  
Washington, DC 20036

**DATE:**

September 12, 2024

**PREPARED BY:**

Goddard Consulting LLC  
291 Main Street, Suite 8  
Northborough, MA 01532

## **1.0 INTRODUCTION**

As required by the Comprehensive Permit issued for the project by the Arlington Zoning Board of Appeals (“ZBA”), Goddard Consulting LLC (“Goddard”) is pleased to provide this Invasive Species Management Plan (“ISMP”) prepared for the site known as 1165R Massachusetts Avenue in Arlington, MA (“the site”). Prior to construction, the site contained a substantial concentration of invasive species. The most dominant of these invasive species was Japanese knotweed (*Fallopia japonica*). Other invasive species present on the site included oriental bittersweet (*Celastrus orbiculatus*), tree of heaven (*Ailanthus altissima*) and Norway maple (*Acer platanoides*).

As a result of the site work required to execute the approved project, much of the preexisting invasive vegetation was removed mechanically. However, sporadic instances of these invasive species remain after the completion of construction. Goddard has inspected the site and located all identifiable instances of invasive species remaining on site after construction and landscaping activities have been completed. This ISMP addresses the locations, types, and quantities of invasive species to be managed, as well as proposed management methodologies.

## **2.0 INITIAL SITE ASSESSMENT**

Goddard visited the site on September 10, 2024, to inventory and locate all invasive species still present on the site. By far the most prevalent invasive species present on the site at this point is Japanese knotweed (*Fallopia japonica*). Other invasive species documented on the site include tree of heaven (*Ailanthus altissima*) and Norway maple (*Acer platanoides*). A graphic identifying approximate locations of invasive species instances is provided as an attachment to this ISMP (Figure 1 - Initial Invasive Species Mapping, prepared by Goddard Consulting LLC, dated 9/10/2024).

In all, however, the presence of these invasive species is relatively limited. Full eradication of Japanese knotweed and tree of heaven is likely achievable on the site due to their limited extent. Management methodologies for treating these species are outlined in Section 3.0 below. At this point, Goddard does not recommend removal of the Norway maples present on the site. While this species is a state-listed invasive species, the Norway maples on the site are limited to along the walls of Mill Brook and comprise the only mature tree canopy present on the site. These trees also provide wildlife habitat value along the Brook, particularly for avian species, as well as important shading for the Brook. Felling these trees is likely to cause a greater impact than their presence causes.

## **3.0 MANAGEMENT METHODOLOGIES**

Goddard recommends that the invasive species on site be managed in accordance with the methodologies outlined below. All invasive species management work shall be supervised by a qualified professional with experience in invasive species management and ecological restoration. Any herbicide application shall be performed by a licensed Pesticide Applicator with experience in the specified management method. All stipulations of the labels of any herbicide product to be used shall be strictly adhered to. Deviation from the stipulations of the herbicide label is a violation of federal law.

### **3.1 JAPANESE KNOTWEED**

Due to the aggressive nature of Japanese knotweed, the preferred management method for full-size individuals of this species is a stem-injection herbicide application. This method is effective on knotweed individuals with stems with a diameter of approximately 1” or more. Stem injection involves the use of an injector gun with a hollow needle to inject herbicide directly into the inside of plants with hollow stems. Injecting the herbicide directly inside the plant stem is a very controlled method of herbicide application, and significantly limits risk of herbicide exposure to non-target plants. The herbicide product to be used for this stem-injection application is glyphosate (RoundUp Custom or equivalent herbicide approved by the EPA for aquatic use).



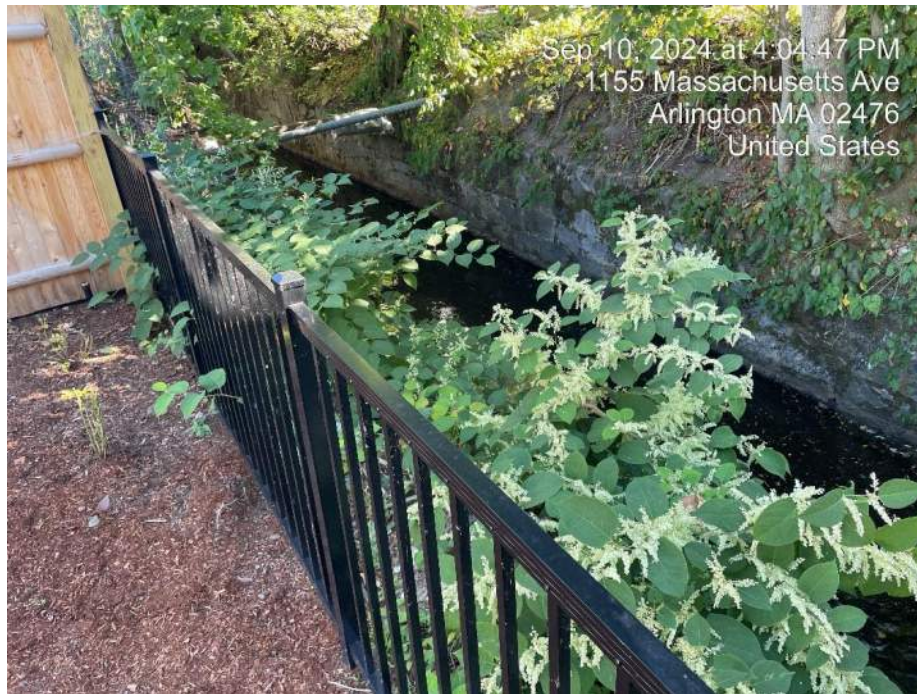


Photo 1: Japanese knotweed plants with stems sufficiently large for stem-injection.

Young Japanese knotweed individuals with stems smaller than approximately 1" will be managed by mechanical removal and/or foliar herbicide application. Mechanical removal will be conducted by hand-digging the plant out. Special care must be taken to ensure that the entirety of the plant's rhizome is removed intact, because the plant is capable of regrowing from miniscule portions of vegetative material that may remain. Because of this, removed plant material shall be bagged in plastic bags and disposed of in the trash.



Photo 2: Young Japanese knotweed individuals that may be removed by hand-digging.



If both stem injection and hand-digging of the Japanese knotweed are not practical, a foliar herbicide application is recommended. Foliar herbicide application is a method of control which involves a tank-mixed solution of herbicide diluted with water to a concentration specified by the herbicide's label. This treatment method will be used as a last resort only, after all other treatments are considered and eliminated as viable options. A non-ionic surfactant is added to improve coverage and penetration of the herbicide. A non-toxic forestry dye is also added to allow for visibility of treated areas. This solution is sprayed from a backpack tank sprayer to thoroughly wet the majority of the target plants' leaves. Application will be carefully targeted to invasive vegetation and will cease before herbicide drips from leaves. The herbicide is absorbed through the leaves and transported into the plant's tissues. The herbicide product to be used for this foliar application is glyphosate (RoundUp Custom or equivalent herbicide approved by the EPA for aquatic use).

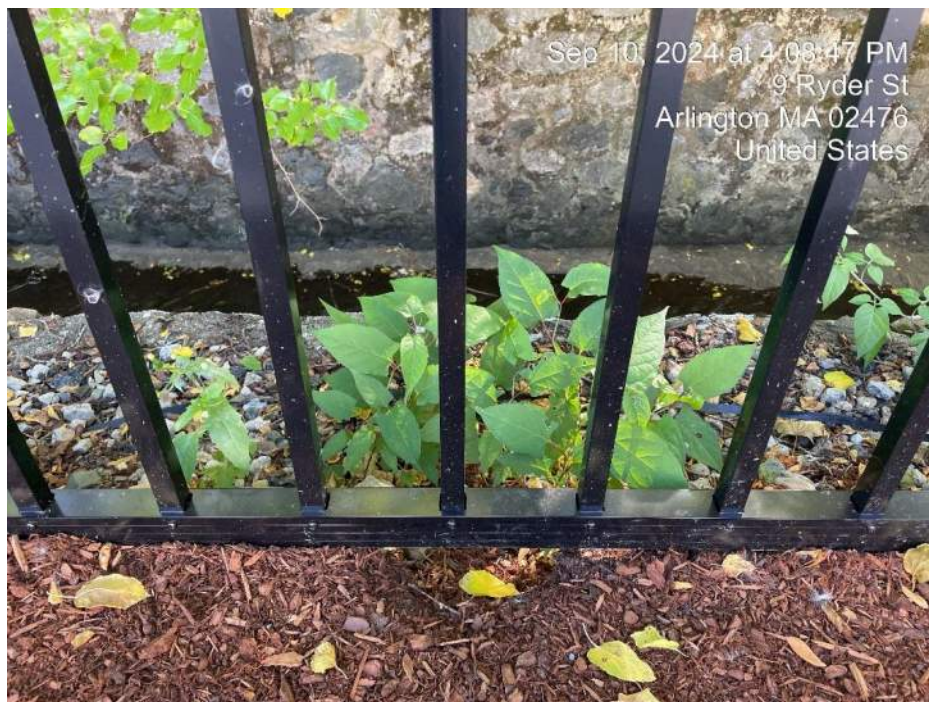


Photo 3: Medium-sized Japanese knotweed that may be best addressed with a foliar spray herbicide application.

### 3.2 TREE OF HEAVEN

Only one tree of heaven plant was identified on the site, growing from the wall of Mill Brook. Because of the limited extent of this species, Goddard recommends a cut-stem herbicide treatment. This application method involves removing most of the above-ground plant material and then immediately treating the remaining cut surface with herbicide. This is the easiest and most efficient method to remove woody invasives. It is also a very controlled treatment method, leaving surrounding non-target vegetation unaffected. This method is also extremely effective and is unlikely to result in the need for repeated treatments. The herbicide product to be used for this cut-stem application is glyphosate (RoundUp Custom or equivalent herbicide approved by the EPA for aquatic use). Removed plant material shall be appropriately disposed of offsite. Care should be taken to ensure that tree of heaven is not mistaken for staghorn sumac (*Rhus typhina*), a desirable native species, which is visually similar to tree of heaven and is present in proximity to other invasive species to be treated.

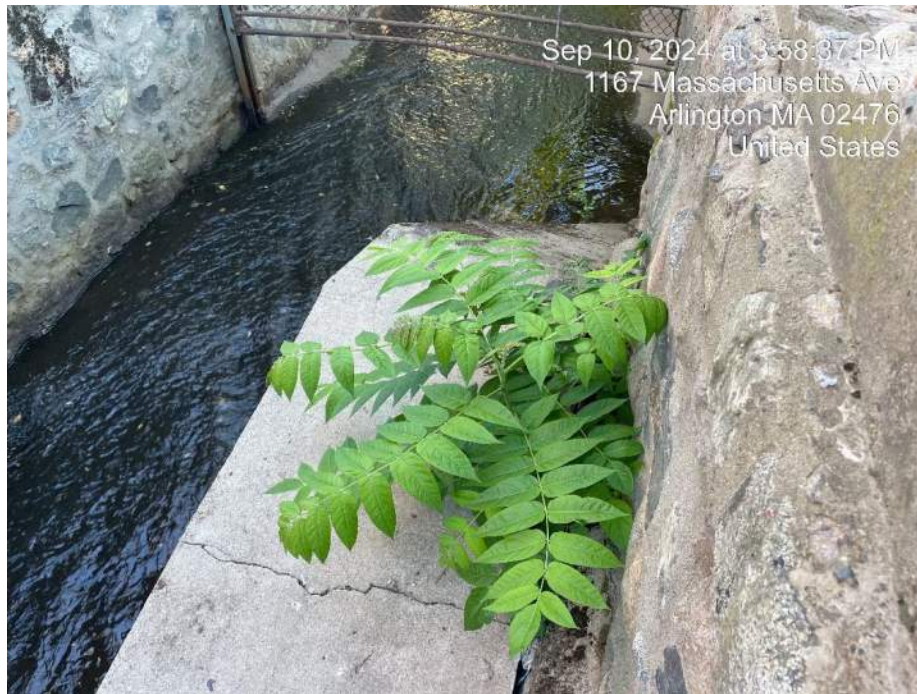


Photo 4: The sole tree of heaven individual identified on the site.

#### **4.0 EARLY DETECTION AND RAPID RESPONSE (EDRR) PROGRAM**

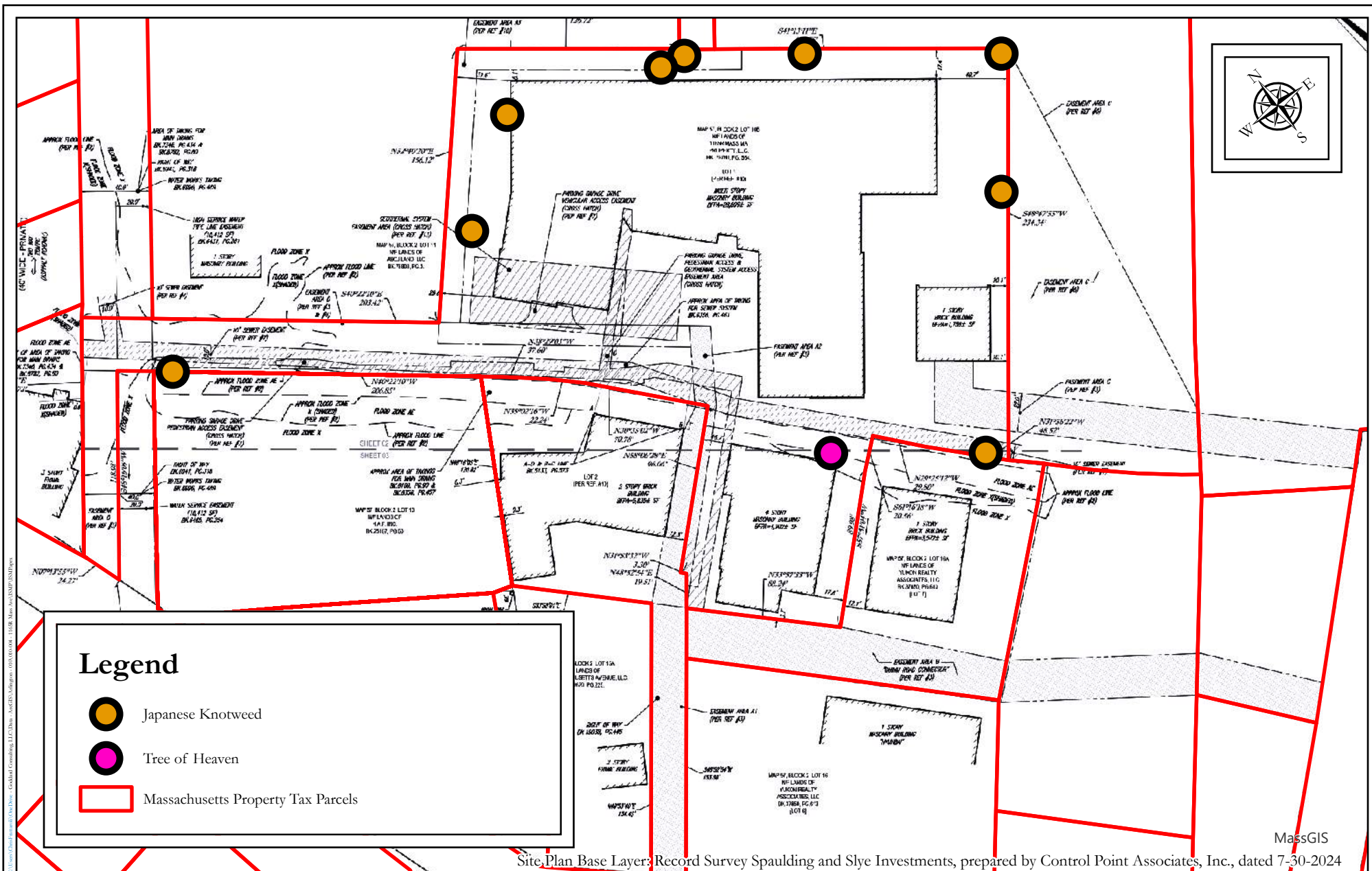
As part of the monitoring program outlined in Section 5.0 below, Goddard recommends an Early Detection and Rapid Response (EDRR) program be implemented. Because the invasive species distribution on the site is so limited, and full eradication of the target species is likely achievable, an EDRR program can provide an opportunity to address any new occurrences of invasive species that may arise from a dormant seedbank or latent vegetative material still present in the soils on the site. If new occurrences of invasive species go unchecked, they are exceptionally capable of establishing themselves in a short time span, making future management much more difficult or impossible.

For this site, Goddard recommends that the entire site be evaluated for any new occurrences of invasive species, including species not addressed in this ISMP, twice annually. This evaluation will be conducted along with the two annual inspections outlined in Section 5.0 below.

#### **5.0 MONITORING AND REPORTING**

The monitoring program, including EDRR evaluation as outlined above, will consist of late spring and early fall inspections of the site. Reports will be prepared and submitted to the Arlington Conservation Commission annually in June for a period of three years. Reports will contain details regarding the success of invasive species management activities and survival of plantings. The report will contain narrative descriptions of work conducted describing the survival of plantings, photographs of current conditions, and descriptions of future activities necessary for achieving project goals. After three years, survival of plantings shall be at least 80%, per the Comprehensive Permit issued by the Arlington ZBA. Additionally, invasive species management shall achieve eradication of all on-site Japanese knotweed and tree of heaven. If these criteria are not met, the property owner shall submit a plan outlining proposed activities that will achieve these goals.







**Order of Conditions Special Condition 50, Stormwater System Summary:**

The stormwater management system consists of storm pipes and typical storm structures including catch basins, manholes, a drywell, and a water quality unit. A 30 inch diameter pipe conveys Ryder Brook through the site and discharges to an existing culvert at Mill Brook. The majority of the site drainage ties into the main 30 inch drain line. The southern part of the site drains to a separate 12 inch pipe that discharges to the channel wall of Mill Brook.

Installed BMPs include:

- Deep sump catch basins with trap hoods
- Water quality unit
- Drywell

The stormwater management system was installed per the plans using standard construction procedures. Installation by the site contractor was overseen daily by the construction management company, Aberthaw Construction Company, Inc., in addition to periodic inspections by the civil engineer, Bohler Engineering.

**Photos:**

Representative photographs of the pipe installation are appended on the following page.

## PHOTOGRAPHS



*Installation of 30" pipe for Ryder Brook relocation*



*DMH-F to DMH-D pipe installation*



*Typical pipe connection at manhole*



*Drainage pipe and crushed stone backfill stockpiles prior to installing pipe*



1163 (Formerly 1165R) MASSACHUSETTS AVENUE  
Certificate of Compliance Request

**Order of Conditions Special Condition 51, Annual Training of Applicant, Contractor, and Agents for the Operation and Maintenance Plan**

No specific training was required of the Applicant during construction. The Contractor, Construction Manager, and Environmental Monitoring had appropriate training relative to construction practices and erosion control/BMP inspections, specifically the training required by the EPA's General Permit for Construction Stormwater.

Construction is complete, and no further annual training reports are required. Documentation of applicable training is attached to this section.



# CERTIFICATE OF COMPLETION

presented to

Michael J. Ward

who has successfully completed EPA's Construction General Permit (CGP) Site Inspector Training Course  
and passed the final exam

Chris Kloss, Water Permits Division Director



Date Certified: 12/28/2022

Expiration Date: May 17, 2027

By completing this course and passing the final exam, Michael J. Ward has complied with the CGP Part 6.3.a training requirements  
for conducting construction inspections under the 2022 CGP.







Occupational  
Safety and Health  
Administration

21-600858033

Regional OTI Education Center

1-800-207-9399

This card acknowledges that the recipient has successfully completed a  
30-hour Occupational Safety and Health Training Course in  
**Construction Safety and Health**

**ROB SMETANA**

**Jeffrey J. Lew**

**12/05/2011**

(Trainer name – print or type)

(Course end date)

OSHA recommends Outreach Training Courses as an orientation to occupational safety and health for workers. Participation is voluntary. Workers must receive additional training on specific hazards of their job. This course completion card does not expire.

Use or distribution of this card for fraudulent purposes, including false claims of having received training, may result in prosecution under 18 U.S.C. 1001. Potential penalties include substantial criminal fines, imprisonment up to five years, or both.

For OSHA Outreach Training Program go to "Training" at [www.osha.gov](http://www.osha.gov)

Rev. 1/7/2009

# **STORMWATER OPERATION AND MAINTENANCE PLAN**

*The Artemis at Arlington Heights  
1163 Massachusetts Avenue  
Arlington, MA*

## **RESPONSIBLE PARTY:**

*1165R MASS MA PROPERTY LLC  
1163 Massachusetts Avenue  
Arlington, MA*

### **Construction Phase**

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans, local/state approvals and conditions, the EPA Construction General Permit and the Stormwater Pollution Prevention Plan (SWPPP) if applicable. Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Contact information of the OWNER and CONTRACTOR shall be listed in the SWPPP for this site. The SWPPP also includes information regarding construction period allowable and illicit discharges, housekeeping and emergency response procedures. Upon proper notice to the property owner, the Town/City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

### **Post Development Controls**

Once construction is completed, the post development stormwater controls are to be operated and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee):

1. Parking lots and on-site driveways: Sweep at least two (2) times per year and on a more frequent basis depending on sanding operations. All resulting sweepings shall be collected and properly disposed of off site in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$1,000/year

2. Catch basins, yard drains, trench drains, manholes and piping: Inspect two (2) times per year and at the end of foliage and snow-removal seasons. These features shall be cleaned two (2) times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the catch basin or underground system. Accumulated sediment and hydrocarbons present must be removed and properly disposed of off site in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$500/year per structure.

3. Water Quality Unit (Proprietary Separator): Follow manufacturer's recommendations (attached).

Approximate Maintenance Budget: \$1,000/year per unit.

4. Driveway perimeter peastone gravel infiltration trench: Preventative maintenance after every major storm event during the first three (3) months of operation and at least twice per year thereafter. Inspect trench to ensure proper operation after every major storm event (generally equal or greater to 3.0 inches in 24 hours) for the first three months. Remove trash and debris, remove grass clippings and accumulated organic matter. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$200/year.

5. Ryder Brook drainage swale: Inspect at least quarterly and after any rainfall of 2.0 or more inches occurring within a 24-hour period. Inspect the headwall and trash rack for debris or clogging. Remove any debris or clogs immediately. At least once per year, generally in the summer or early fall, the side slopes of the swale shall be maintained by repairing any erosion, replacing vegetation that does not appear to be healthy, and removing any vegetation that has the potential to impair conveyance of water within the swale. Trees are not proposed within the swale and any naturally occurring trees shall be removed before they are large enough to cause significant disruption to the swale by their removal. The riprap stone bottom of the swale shall be inspected and repaired as necessary. Also, any vegetation shall be removed from the bottom of the swale. Any accumulated sediment that could impair conveyance of water shall be removed. All materials removed from the swale including debris, sediment, or vegetative growth shall be disposed of in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$2,000/year.

All components of the stormwater system will be accessible by the owner or their assignee.

**STORMWATER MANAGEMENT SYSTEM**  
**POST-CONSTRUCTION INSPECTION REPORT**

**LOCATION:**

*The Artemis at Arlington Heights  
1163 Massachusetts Avenue  
Arlington, MA*

**RESPONSIBLE PARTY:**

*1165R MASS MA PROPERTY LLC  
1163 Massachusetts Avenue  
Arlington, MA*

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris, standing water, damage, etc.):	
Catch Basins:	
Discharge Points:	
Water Quality Units:	
Driveway perimeter peastone gravel infiltration trench:	
Other:	



Note Recommended Actions to be taken on the Following (sediment and/or debris removal, repairs, etc.):

Catch Basins:

Discharge Points:

Water Quality Units:

Driveway perimeter peastone gravel infiltration trench:

Other:

Comments:

## **STORMWATER INSPECTION AND MAINTENANCE LOG FORM**

***1163 Massachusetts Ave.  
Arlington, MA***

[illegible]

## **LONG-TERM POLLUTION PREVENTION PLAN**

*The Artemis at Arlington Heights  
1163 Massachusetts Avenue  
Arlington, MA*

### **RESPONSIBLE PARTY:**

*1165R MASS MA PROPERTY LLC  
1163 Massachusetts Avenue  
Arlington, MA*

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Sweeping of driveways a minimum of twice per year with a commercial cleaning unit. Any sediment removed shall be disposed of in accordance with applicable local and state requirements.
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be stored on-site within 100 feet of Mill Brook or the relocated Ryder Brook. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.

## **OPERATON AND MAINTENANCE TRAINING PROGRAM**

The Owner will coordinate an annual in-house training session with staff to discuss the Operations and Maintenance Plan and the Long-Term Pollution Prevention Plan. Annual training will include the following:

### Discuss the Operations and Maintenance Plan

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

### Discuss Spill Prevention and Response Procedures

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.

### Operation and Maintenance Measures

- Trash and other debris shall be removed from all areas of the site at least twice yearly.
- Reseed any bare areas as soon as they occur. Erosion control measures shall be installed in these areas to prevent deposits of sediment from entering the drainage system.
- Grass shall be maintained at a minimum blade height of two to three inches and only 1/3 of the plant height shall be removed at a time. Clippings shall not be disposed of within stormwater management areas or adjacent resource areas.
- Plants shall be pruned as necessary.
- Fertilizer, herbicides, and pest management:
  - To avoid excess nitrogen runoff, only slow release nitrogen fertilizer shall be used. Application of the fertilizer cannot occur in the summer or after storm events. Lawn fertilizer shall only be applied twice a year, in spring and fall.

- New plantings shall only be fertilized once, during the initial planting year.
- No herbicides shall be used to treat invasive or unwanted plants, without prior approval of the Conservation Commission.
- No rodenticides shall be used to treat pest management issues.
- The use of pesticides will be kept at a level consistent with typical residential use. Where possible mechanical methods (i.e. pest traps) or biological methods (i.e. beneficial insects) of pest control shall be implemented. If pesticides (insecticide, herbicide, and fungicide) are required to be used, a pesticide which poses the lowest risk to public health and the environment shall be used.
- Pet waste shall be disposed of in accordance with local regulations. Pet waste shall not be disposed of in a storm drain or catch basin.
- In no case shall snow be disposed of or stored in resource areas (wetlands, floodplain, streams or other water bodies).
- If necessary, stockpiled snow will be removed from the Site and disposed of at an off-site location in accordance with all local, state and federal regulations.
- The amount of sand and deicing chemicals shall be kept at the minimum amount required to provide safe pedestrian and vehicle travel.
- Deicing chemicals are recommended as a pretreatment to storm events to minimize the amount of applied sand.
- Sand and deicing chemicals shall not be stored outside within the site.

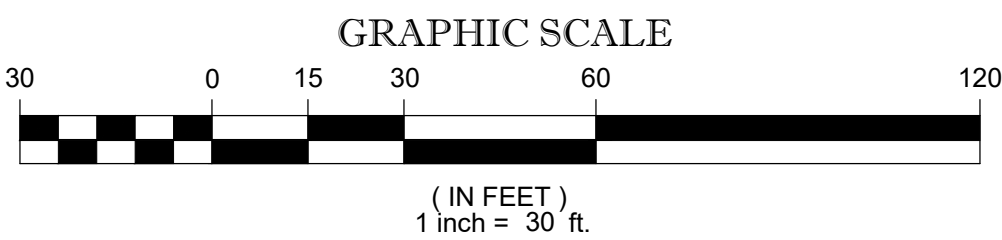


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TABLE OF APPARENT ENCROACHMENTS	
<input checked="" type="checkbox"/>	OVERHEAD WIRE ENCROACHMENTS (3 AREAS)
<input checked="" type="checkbox"/>	FRAME BUILDING ENCROACHMENT OF 0.8'
<input checked="" type="checkbox"/>	8' CHAIN LINK FENCE OVER PROPERTY LINE BY 1.9'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



MASSACHUSETTS AVENUE  
(PUBLIC - VARIABLE WIDTH)  
(1893 CITY LAYOUT)  
← TWO WAY TRAFFIC (ASPHALT ROADWAY) →

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

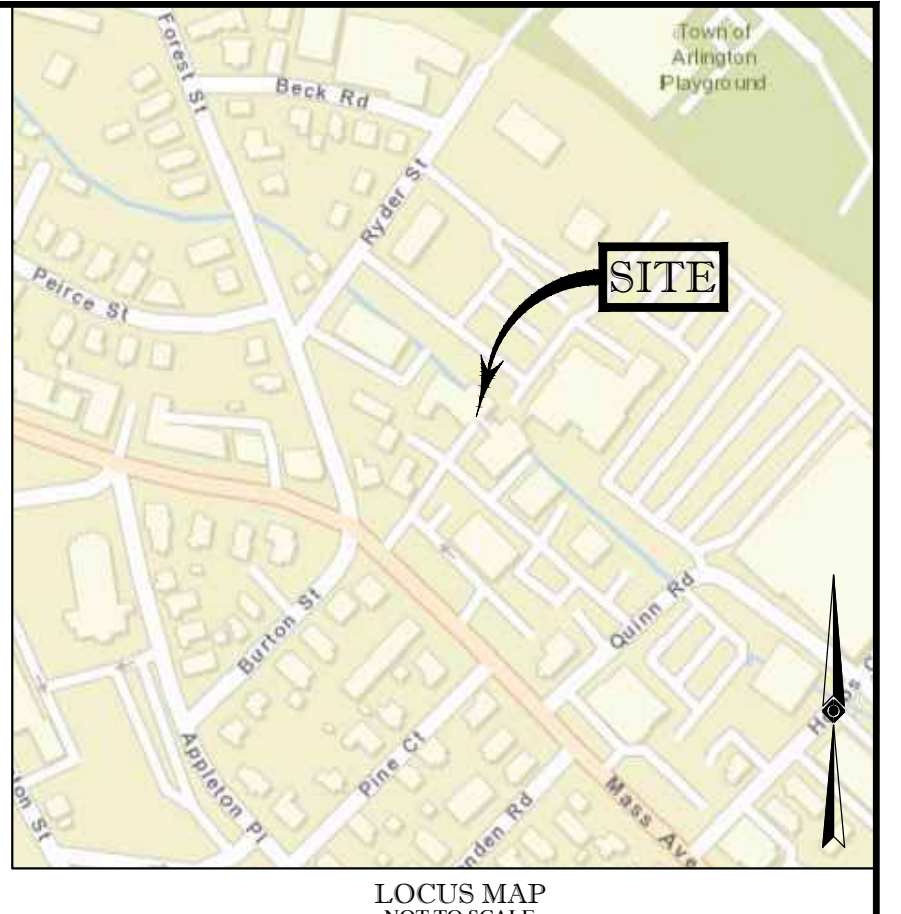
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

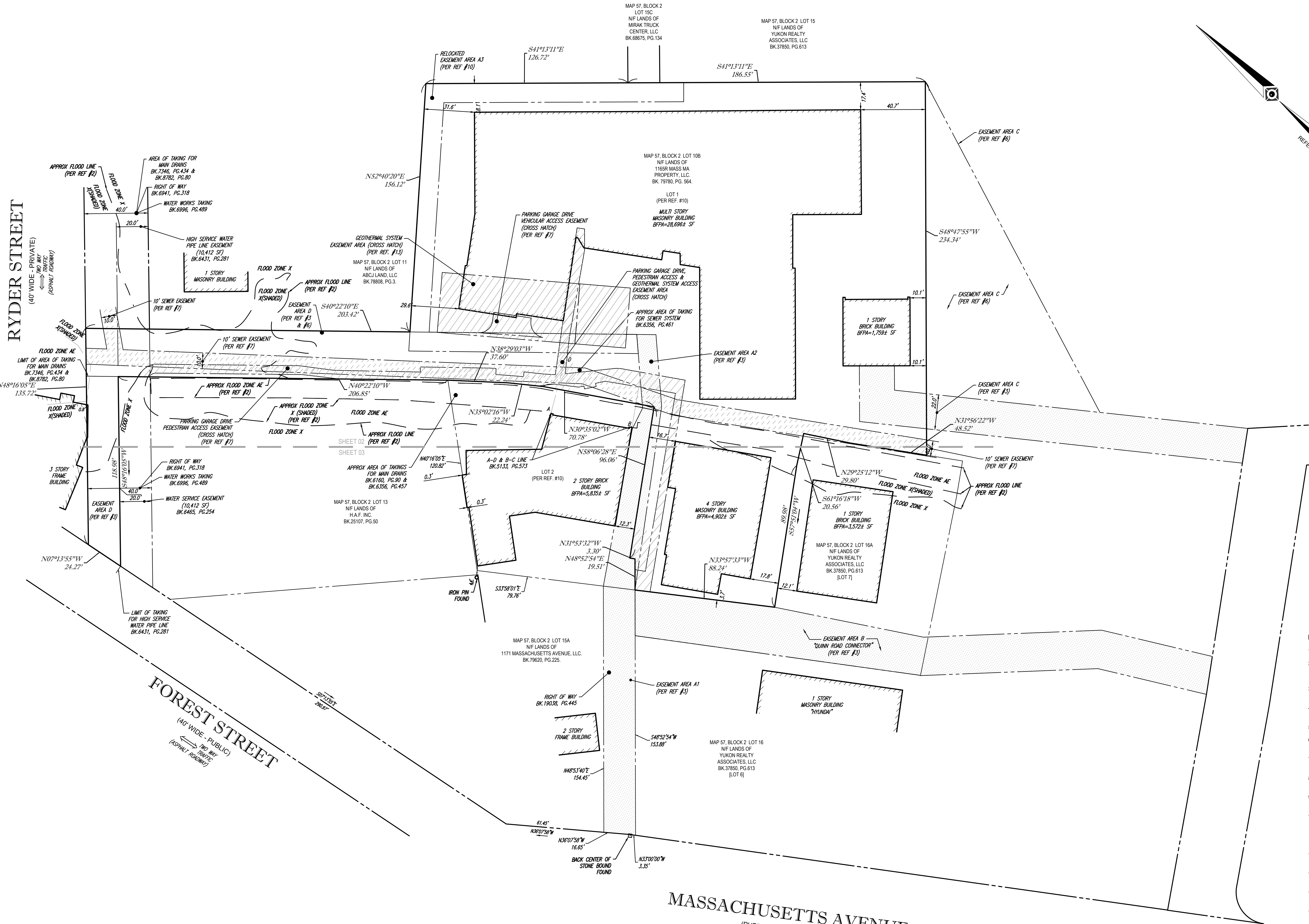
7-30-2024  
DATE

FIELD DATE 07-19-2024	RECORD SURVEY SPAULDING & SLYE INVESTMENTS	
FIELD BOOK NO. 24-04-MA	1167 MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD BOOK PG. 133	CONTROL POINT ASSOCIATES, INC.	
FIELD CREW J.D.O.	352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX	
DRAWN: R.A.B.	REVIEWED: R.J.K.	APPROVED: G.L.H.
DATE 7-30-2024	SCALE 1"=30'	FILE NO. 03-190272-01
DWG. NO. 1	OF 3	



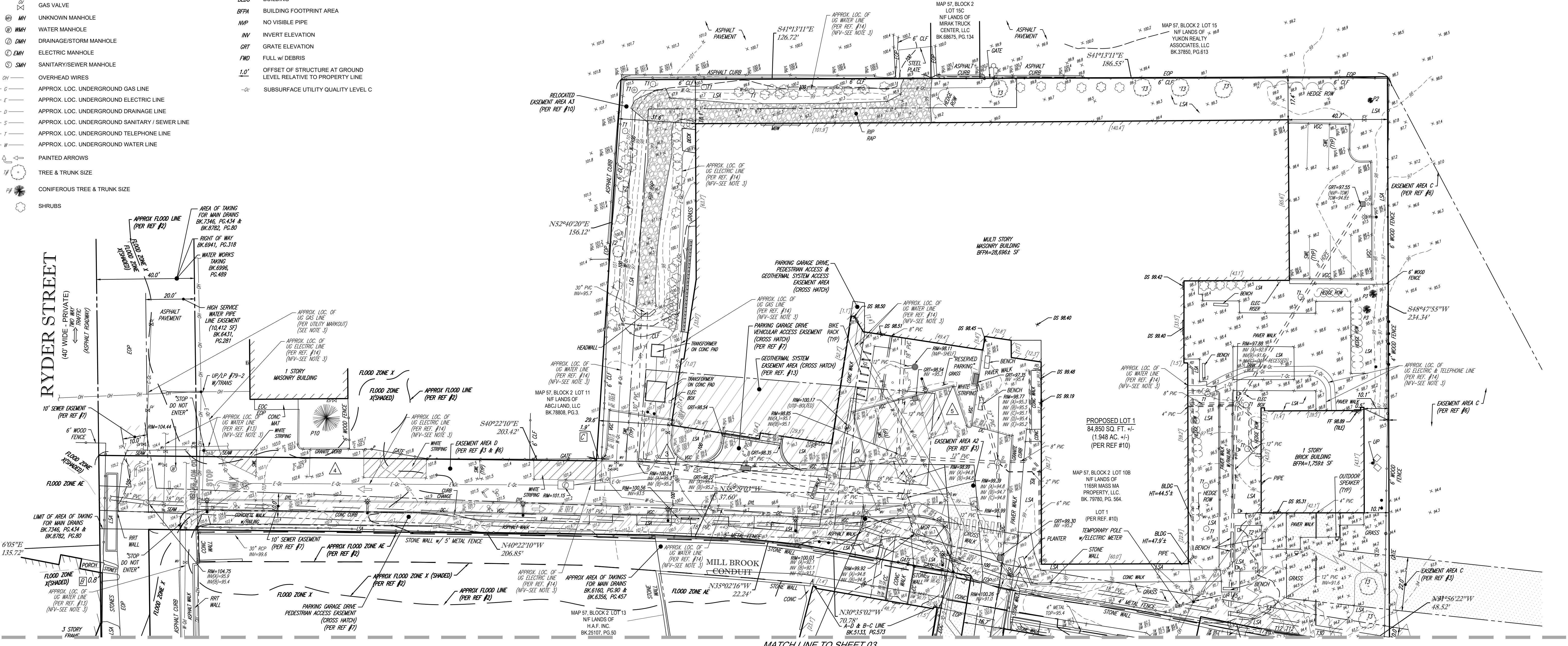
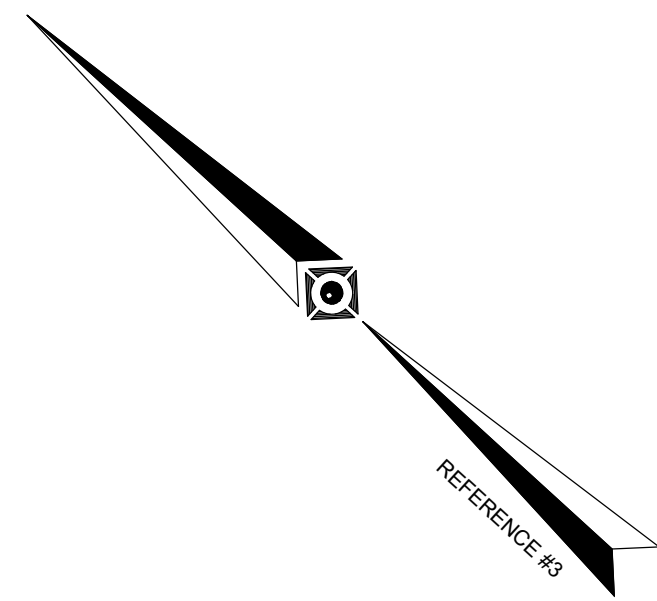
- NOTES:
- PROPERTY KNOWN AS LOT 10B AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 57.
  - LOT 9 AREA = 98,274 SQUARE FEET OR 2.256 ACRES.  
LOT 8D AREA = 2,980 SQUARE FEET OR 0.068 ACRES.  
TOTAL AREA = 101,234 SQUARE FEET OR 2.324 ACRES.  
  
PROPOSED LOT 1 = 84,850 SQUARE FEET OR 1.948 ACRES  
PROPOSED LOT 2 = 16,384 SQUARE FEET OR 0.376 ACRES  
TOTAL AREA = 101,234 SQUARE FEET OR 2.324 ACRES
  - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.  
  
THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:  
  
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.  
  
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.  
  
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.  
  
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.  
  
ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
  - BY GRAPHIC PLOTTING ONLY THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). SOME OF THE PROPERTY IS LOCATED IN FLOOD AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) & FLOOD HAZARD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER REF. #2
  - THE WETLAND DELINEATION LINE WAS FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC.
  - PROPOSED LOTS #1 & #2 HAVE BEEN RECORDED WITH THE MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 792 OF 2021. PROPOSED LOTS #1 & #2 YET TO RECEIVE NEW ASSESSOR'S DESIGNATION.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656," MAP NUMBER 2501770416E, MAP EFFECTIVE: JUNE 4, 2010.
  - MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," DATED OCTOBER 23, 2006, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
  - MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA," DATED DECEMBER 28, 2018, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
  - WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
  - MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 83 OF 2003 IN BOOK 37850 PAGE 612.
  - MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MASS," DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
  - MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE, ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
  - MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY IN ARLINGTON, MA," DATED JANUARY 21, 2003 PREPARED BY RIM ENGINEERING CO.
  - MAP ENTITLED "SUBDIVISION PLAN OF LAND, ARLINGTON CENTER AGARAGE & SERVICE CORP., 1167 MASSACHUSETTS AVENUE, MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15, TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 2, 2020. LAST REVISED JULY 30, 2021. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 792 OF 2021.
  - MAP ENTITLED "REDEVELOPMENT OF 1165R MASSACHUSETTS AVENUE, CLIENT: 1165R MASS MA PROPERTY, LLC," PREPARED BY BARGMANN HENDRIE & ARCHETYPE, INC., DATED AUGUST 17, 2021. SHEET 1 OF 4.
  - MAP ENTITLED "FIELD SKETCH, 165R MASS AVE, ARLINGTON, MA," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 25, 2022. SUE PROJECT #08-210702-00.
  - MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY, 1165R MASSACHUSETTS AVENUE," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED DECEMBER 9, 2020, LAST REVISED MARCH 7, 2022.
  - MAP ENTITLED "UTILITY PLAN," PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 17, 2020. LAST REVISED JUNE 27, 2022. SHEET C-501.

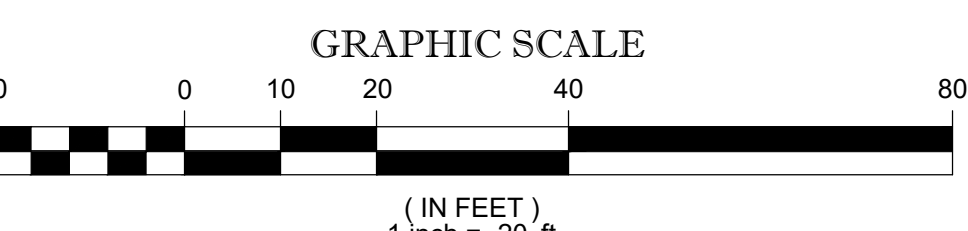




- LEGEND
- |      |  |       |   |
|------|--|-------|---|
| ---  | EXISTING CONTOUR                               | △     | PARKING SPACE COUNT   |
| ×    | EXISTING SPOT ELEVATION                        | AG    | ABOVE GROUND  |
| × TC | EXISTING TOP OF CURB ELEVATION                 | UG    | UNDER GROUND  |
| × BC | EXISTING BOTTOM OF CURB ELEVATION              | (TYP) | TYPICAL   |
| × TW | EXISTING TOP OF WALL ELEVATION                 | CLF   | CHAIN LINK FENCE  |
| × BW | EXISTING BOTTOM OF WALL ELEVATION              | DC    | DEPRESSED CURB  |
| × FF | EXISTING FINISHED FLOOR ELEVATION              | LSA   | LANDSCAPED AREA   |
| × DS | EXISTING DOOR SILL ELEVATION                   | EDP   | EDGE OF PAVEMENT  |
| HY   | HYDRANT  | VGC   | VERTICAL GRANITE CURB   |
| WV   | WATER VALVE                                    | SGC   | SLOPE GRANITE CURB  |
| C/O  | CLEAN OUT                                      | SWL   | SOLID WHITE LINE  |
| UP # | UTILITY POLE                                   | DYL   | DOUBLE YELLOW LINE  |
| ●    | BOLLARD  | HT    | HEIGHT  |
| ●    | WOOD GUIDE RAIL                                | EL    | ELEVATION   |
| GM   | GAS METER                                      | PVC   | POLYVINYL CHLORIDE PIPE                                       |
| GV   | GAS VALVE                                      | BLDG  | BUILDING  |
| MH   | UNKNOWN MANHOLE                                | BFFA  | BUILDING FOOTPRINT AREA                                       |
| WMH  | WATER MANHOLE                                  | NVP   | NO VISIBLE PIPE   |
| DMH  | DRAINAGE/STORM MANHOLE                         | INV   | INVERT ELEVATION  |
| EMH  | ELECTRIC MANHOLE                               | GRT   | GRATE ELEVATION   |
| SMH  | SANITARY/SEWER MANHOLE                         | FND   | FULL W/ DEBRIS  |
| OH   | OVERHEAD WIRES                                 | LO    | OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE |
| G    | APPROX. LOC. UNDERGROUND GAS LINE              | -OC   | SUBSURFACE UTILITY QUALITY LEVEL C                            |
| E    | APPROX. LOC. UNDERGROUND ELECTRIC LINE         |       |   |
| D    | APPROX. LOC. UNDERGROUND DRAINAGE LINE         |       |   |
| S    | APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE |       |   |
| T    | APPROX. LOC. UNDERGROUND TELEPHONE LINE        |       |   |
| W    | APPROX. LOC. UNDERGROUND WATER LINE            |       |   |
| PA   | PAINTED ARROWS                                 |       |   |
| T    | TREE & TRUNK SIZE                              |       |   |
| FT   | CONIFEROUS TREE & TRUNK SIZE                   |       |   |
| S    | SHRUBS   |       |   |



MATCH LINE TO SHEET 03



- TABLE OF APPARENT ENCROACHMENTS
- |   |  |
|---|--|
| △ | OVERHEAD WIRE ENCROACHMENTS (3 AREAS)          |
| □ | FRAME BUILDING ENCROACHMENT OF 0.8'            |
| □ | 6' CHAIN LINK FENCE OVER PROPERTY LINE BY 1.9' |

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

07-30-2024  
DATE

FIELD DATE	07-19-2024	RECORD SURVEY			
FIELD BOOK NO.	24-04-MA	SPAULDING & SLYE INVESTMENTS			
FIELD BOOK PG.	133	1167 MASSACHUSETTS AVENUE			
FIELD CREW	J.D.O.	MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15			
DRAWN:	R.A.B.	TOWN OF ARLINGTON, MIDDLESEX COUNTY			
REVIEWED:	R.J.K.	COMMONWEALTH OF MASSACHUSETTS			
APPROVED:	G.L.H.	CONTROL POINT ASSOCIATES, INC.			
DATE	07-30-2024	135 TURNPIKE ROAD			
SCALE	1"=20'	SOUTH BOKROUCH, MA 01772			
FILE NO.	03-190272-01	508.948.3000 - 508.948.3003 FAX			
DWG. NO.	2 OF 3	ALBANY, NY 518317010			



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LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING BOTTOM OF CURB ELEVATION
	EXISTING TOP OF WALL ELEVATION
	EXISTING BOTTOM OF WALL ELEVATION
	EXISTING FINISHED FLOOR ELEVATION
	EXISTING DOOR SILL ELEVATION
	HYDRANT
	WATER VALVE
	CLEAN OUT
	SIGN
	UTILITY POLE
	BOLLARD
	WOOD GUIDE RAIL
	GAS METER
	GAS VALVE
	UNKNOWN MANHOLE
	WATER MANHOLE
	DRAINAGE/STORM MANHOLE
	ELECTRIC MANHOLE
	SANITARY/SEWER MANHOLE
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND GAS LINE
	APPROX. LOC. UNDERGROUND ELECTRIC LINE
	APPROX. LOC. UNDERGROUND DRAINAGE LINE
	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
	APPROX. LOC. UNDERGROUND TELEPHONE LINE
	APPROX. LOC. UNDERGROUND WATER LINE
	PAINTED ARROWS
	TREE & TRUNK SIZE
	CONIFEROUS TREE & TRUNK SIZE
	SHRUBS
	PARKING SPACE COUNT
	ABOVE GROUND
	UNDER GROUND
	TYPICAL
	CHAIN LINK FENCE
	DEPRESSED CURB
	LANDSCAPED AREA
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPE GRANITE CURB
	SOLID WHITE LINE
	DOUBLE YELLOW LINE
	HEIGHT
	ELEVATION
	POLYVINYL CHLORIDE PIPE
	BUILDING
	BUILDING FOOTPRINT AREA
	NO VISIBLE PIPE
	INVERT ELEVATION
	GRATE ELEVATION
	FULL w/ DEBRIS
	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	SUBSURFACE UTILITY QUALITY LEVEL C

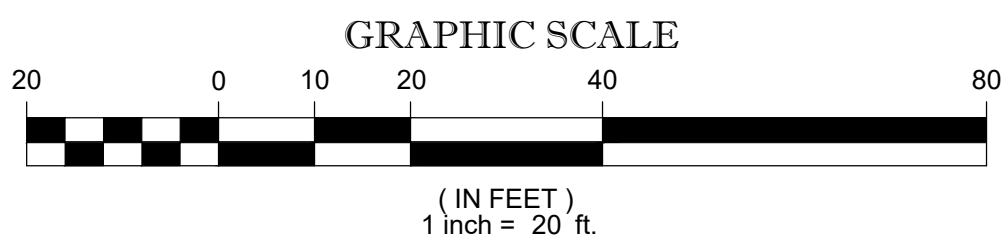


TABLE OF APPARENT ENCROACHMENTS	
	OVERHEAD WIRE ENCROACHMENTS (3 AREAS).
	FRAME BUILDING ENCROACHMENT OF 0.8'.
	6' CHAIN LINK FENCE OVER PROPERTY LINE BY 1.9'.
NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.	

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

07-30-2024

DATE

GERRY L. HOLDRIGHT, PLS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



FIELD DATE 07-19-2024	RECORD SURVEY SPAULDING & SLYE INVESTMENTS
FIELD BOOK NO. 24-04-MA	1167 MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK PG. 133	CONTROL POINT ASSOCIATES, INC.
FIELD CREW J.D.O.	ALBANY, NY 5183175010 CHALFONT, PA 2157129800 MANHATTAN, NY 6467800411 SOUTH WOKROUGH, MA 01772 WARREN, NJ 9086800999
DRAWN: R.A.B.	352 TURNPIKE ROAD SOUTH WOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX
REVIEWED: R.J.K.	APPROVED: G.L.H.
DATE 07-30-2024	SCALE 1"=20'
FILE NO. 03-190272-01	DWG. NO. 3 OF 3





TOWN OF ARLINGTON  
MASSACHUSETTS  
CONSERVATION COMMISSION

**CERTIFICATE OF COMPLIANCE CHECKLIST**

Project Street Address: 1165 Mass Ave

DEP File No: 01-0331

Applicant: Bowler

Site Visit Date: 11-15-29

<input type="checkbox"/> All materials submitted and compliant with Order of Conditions		
As-built Plan	<input checked="" type="checkbox"/> Submitted <input checked="" type="checkbox"/> Stamped <input checked="" type="checkbox"/> Dated	
Special Conditions	<input checked="" type="checkbox"/> Additional materials required (Condition # _____) <input type="checkbox"/> Additional materials submitted	
	Condition # <u>40</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>42</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>50</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
Project Narrative	<input type="checkbox"/> Notes changes	
Describe changes <u>No changes noted</u>		
Site Visit	<input checked="" type="checkbox"/> Site conditions acceptable <input type="checkbox"/> Site conditions unacceptable	
Recommendation	<input checked="" type="checkbox"/> Issue Certificate of Compliance <input type="checkbox"/> Do not issue Certificate of Compliance	

*Special Conditions continued*

Special Conditions	Condition # <u>51</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>52</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>53</u>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>54</u>	<input type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # <u>57</u>	<input type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # _____	<input type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
	Condition # _____	<input type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant
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